

Bountiful City
Administrative Committee Minutes
July 22, 2013
5:00 P.M.

Present: Chairman – Aric Jensen; Committee Members – Lloyd Cheney; Assistant Planner – Royce Davies; and Recording Secretary – Darlene Baetz

Excused: Committee Member – John Marc Knight

1. Chairman Jensen opened the meeting at 5:06 pm and all present introduced themselves.
2. Consider approval of minutes for July 1, 2013.

Mr. Cheney made a motion to approve the minutes for July 1, 2013 as written. Chairman Jensen seconded the motion. Voting passed 2-0 in favor.

3. **PUBLIC HEARING** – Consider a Conditional Use Permit to allow for Solar Panels at 1605 S. Orchard Dr., Forrest Gray, applicant.

Forrest Gray was present. Royce Davies presented the staff report.

The Applicant's property is located in the R-4, Single Family Zone. Solar power panels are classified in the City Ordinance as "private power plants" and require a conditional use permit if they are over 10 Watts.

Plans have been submitted showing 32 panels with 16 panels on the upper roof and 16 panels on the lower roof. The upper roof panels will be attached to scissor trusses on 16 inch center and the lower roof panels will be attached to 12 inch wood "I" beams on 24 inch center. The new panels will match the pitch of the roof (approximately 4/12 on upper roof and 3/12 on lower roof). The solar panels will be mounted via preinstalled iron and aluminum brackets upon which the panels will be secured. Simpson Strongtie fittings will also be placed on both ends of the arrays to secure the panels. All solar panel fittings will have all bolts and nuts tightened to manufacturer torque specifications. Only mounting hardware meeting industry engineering standards will be used. A review of sunlight reflected by the arrays indicates no major impacts on surrounding properties. An engineer is still needed to perform truss and joist analysis prior to installation.

Based on the findings, staff has determined that the Applicant would comply with all requirements for a conditional use permit. Staff recommends approval of a Conditional Use Permit with the following conditions:

1. Applicant obtains a building permit.
2. This Conditional Use Permit is solely for this site and is non-transferable.
3. Engineering for truss and joist analysis must be completed prior to solar panel installation.

Chairman Jensen opened the public hearing and closed the hearing without any comments.

Mr. Cheney made a motion to approve the Conditional Use Permit to allow solar panels at 1605 S. Orchard Dr., Forrest Gray, applicant with the conditions set forth by staff. Chairman Jensen seconded the motion. Voting passed 2-0 in favor.

4. Consider approval of a Conditional Use Permit letter, in written form, for an Accessory Dwelling Unit (ADU) at 1389 East Millbrook Way, Jill and Joel LaSalle.

Mr. Cheney made a motion to approve the Conditional Use Permit letter, in written form, to allow an accessory dwelling unit (ADU) at 1389 E. Millbrook Way, Jill and Joel LaSalle applicants, as drafted. Chairman Jensen seconded the motion. Voting passed 2-0 in favor.

5. Chairman Jensen ascertained there were no other items to discuss. Mr. Cheney made a motion to adjourn. Chairman Jensen seconded the motion. The meeting was adjourned at 5:11 pm.